

## 61 Wheatsheaf Square

WHITFIELD, Dover

CT16 3GU

**£350,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £350,000 - £360,000 | Welcome to this stunning three-bedroom semi-detached townhouse, ideally positioned in the highly sought-after Wheatsheaf Square in Whitfield, Dover. Immaculately presented throughout, this beautiful home offers stylish, modern living arranged over three well-proportioned floors. The accommodation begins with a welcoming entrance and a convenient ground-floor WC. The heart of the home is the impressive modern fitted kitchen/diner, perfectly designed for family life and entertaining, alongside a comfortable and tastefully decorated lounge. The first floor offers two well-sized bedrooms and a beautiful family bathroom, while the second floor is dedicated to the luxurious master bedroom, complete with its own en-suite, providing a peaceful private retreat. Outside, the property enjoys a sunny rear garden ideal for outdoor dining and relaxation, along with the added benefits of a garage and off-road parking for two cars. Further features include double glazing, gas central heating, and the reassurance of an NHBC warranty still remaining. Situated in a popular and family-friendly location close to local amenities, schools, and transport links, this exceptional home is perfectly suited to a growing family seeking comfort, quality, and convenience. For your chance to view Call Burnap + Abel on 01304 279107.



**Lounge**

13' 7" x 11' 7" (4.14m x 3.53m)

**W.C.****Kitchen/Diner**

15' 0" x 9' 7" (4.57m x 2.92m)

**Bedroom Two**

15' 0" x 10' 0" (4.57m x 3.05m)

**Bedroom Three**

14' 11" x 9' 2" (4.55m x 2.79m)

**Bathroom**

7' 9" x 7' 4" (2.36m x 2.24m)

**Bedroom One**

22' 1" x 15' 0" (6.73m x 4.57m)

**En Suite****Garden****Garage & Off Street Parking**

15' 6" x 8' 7" (4.72m x 2.62m)

**Estate Charge**

The vendor has informed us that there is an estate charge of - £301.02 per annum

**Area Information**

Wheatsheaf Square forms part of the thriving and highly desirable Whitfield community on the edge of Dover. The village itself offers a wide range of everyday amenities including a village hall, doctor's surgery, vets, Post Office, local café, takeaways, and hairdressing salon, with larger shopping facilities such as Tesco Extra and Budgens just a short distance away. For dining out, residents enjoy a choice of popular restaurants and welcoming pubs, while a brand-new medical centre has recently been approved, further enhancing the village's facilities.

Families are particularly well served by the excellent local schools. Whitfield Aspen School is within walking distance, while Temple Ewell C of E Primary and River Primary School provide further highly regarded options nearby. For older children, there is easy access to Dover Christ Church Academy as well as selective grammar schools such as Dover Grammar School for Girls and St Edmund's Catholic School.

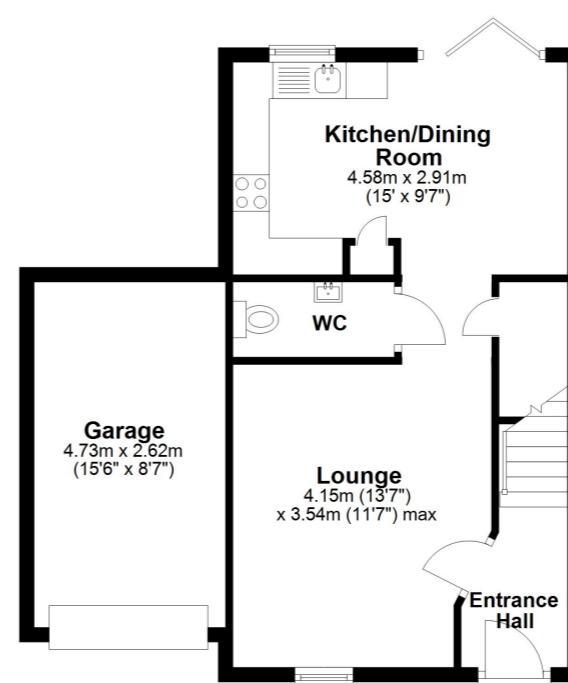
Transport connections are another strong advantage of this location. Kearsney Station lies less than a mile away, while Dover Priory Station offers direct links to London and beyond. The village also benefits from convenient road access via the A2 and A256, and with the forthcoming Fastrack bus route and new pedestrian and cycle bridge, connectivity into Dover town centre will be even stronger.

Whitfield also enjoys a wealth of green spaces, with countryside walks on the doorstep and the beautiful Old Park Hill Nature Reserve just a short distance away. This 40-hectare reserve within the Kent Downs Area of Outstanding Natural Beauty offers grassland, woodland, and wildlife, perfect for families and outdoor enthusiasts.

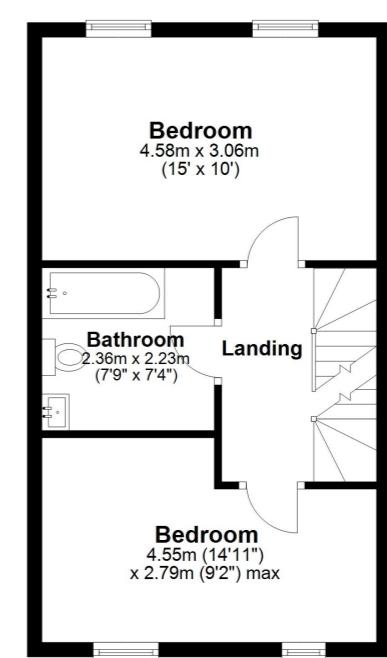
Wheatsheaf Square and the wider Whitfield area therefore provide the perfect balance of village lifestyle and modern convenience, making it an attractive choice for families, commuters, and those looking to enjoy a peaceful yet well-connected location.

**Ground Floor**

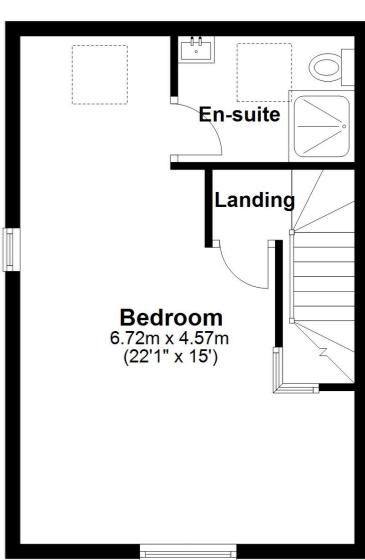
Approx. 50.8 sq. metres (547.3 sq. feet)

**First Floor**

Approx. 37.9 sq. metres (408.0 sq. feet)

**Second Floor**

Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 120.6 sq. metres (1298.4 sq. feet)

